

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION CONDITIONALLY APPROVING A VESTING TENTATIVE MAP TO
CREATE 55 LOTS AND TWO COMMON LOTS
LOCATED AT 2310 ROCK STREET

WHEREAS, an application was received from Independent Rock Investors, LLC, for a Tentative Subdivision Map to create 55 lots and two common lots at 2310 Rock Street (Application No. PL-2018-067); and

WHEREAS, on March 13, 2018, at a duly noticed public hearing, the Subdivision Committee considered this request and recommended the Tentative Subdivision Map be approved subject to the attached conditions of approval; and

WHEREAS, on April 2, 2018, the City Council held a public hearing on said request and received and considered all evidence presented at said hearing, including the attached conditions of approval;

NOW, THEREFORE, BE IT RESOLVED, pursuant to the Subdivision Map Act, that the City Council of the City of Mountain View finds:

1. That the Vesting Tentative Map is in compliance with the California Environmental Quality Act (CEQA) because the project qualifies as categorically exempt per Section 15332 ("In-Fill Development Projects"), the project is consistent with the General Plan Land Use Designation and policies, and is consistent with all zoning regulations and designation; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

2. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of Medium-Density Residential (13 to 25 units per acre) of the City, including all required elements therein applicable to said property.

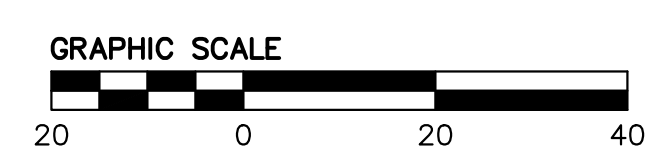
3. That the Tentative Subdivision Map for 2310 Rock Street is hereby approved subject to the subdivider's compliance with all of those conditions of approval as required by the Subdivision Committee and attached hereto and incorporated herein by reference.

MVO/5/RESO
835-04-02-19r-1

Exhibits: A. Vesting Tentative Map
B. Subdivision Conditions of Approval



- LEGEND**
- PROPERTY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT LINE
 - - - STREET CENTER LINE
 - [Pattern] EMERGENCY VEHICLE ACCESS EASEMENT (EAVE)/ PUBLIC UTILITY EASEMENT (PUE)
 - [Pattern] PUBLIC UTILITY EASEMENT (PUE)
 - [Pattern] PUBLIC WATER METER EASEMENT (WME)
 - [Pattern] PRIVATE WATER EASEMENT (PWE)
 - [Pattern] PRIVATE GAS EASEMENT (PGE)
 - [Pattern] PRIVATE STORM DRAIN EASEMENT (PSDE)
- GENERAL NOTES**
1. OWNER: DIVIDEND HOMES, INC
 2. DEVELOPER: DIVIDEND HOMES, INC
385 WOODVIEW AVENUE, SUITE 100
MORGAN HILL, CA, 95037
CONTACT: JOSHUA VROTSOS
(408) 779-5300
 3. CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
CONTACT: PATRICK CHAN
(408) 467-9100
 4. PROPERTY DESCRIPTION: A NEW 55 UNIT R3 SINGLE FAMILY ATTACHED TOWNHOME PROJECT LOCATED IN MOUNTAIN VIEW ON A 3.05± ACRE SITE
 5. ASSESSORS PARCEL NO: 147-12-065
 6. GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
 7. EXISTING ZONING: R3
 8. PROPOSED ZONING: R3
 9. EXISTING USE: RESIDENTIAL
 10. PROPOSED USE: RESIDENTIAL
 11. GROSS AREA: 3.05± ACRES
 12. NET AREA: 3.05± ACRES
 13. NUMBER OF UNITS: 55
 14. NUMBER OF LOTS: 57 (55 DEVELOPABLE LOTS AND 2 NON-DEVELOPABLE COMMON LOTS)
 15. UTILITIES:
 - A. WATER: CITY OF MOUNTAIN VIEW HOME OWNERS ASSOCIATION (HOA)
 - B. SANITARY SEWER: CITY OF MOUNTAIN VIEW HOME OWNERS ASSOCIATION (HOA)
 - C. STORM DRAIN: CITY OF MOUNTAIN VIEW HOME OWNERS ASSOCIATION (HOA)
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T/SBC
 - F. CABLE TV: COMCAST
 16. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF MOUNTAIN VIEW BENCHMARK, BM III-33, DESCRIBED AS A BRONZE DISK STAMPED "111-33" SET IN THE TOP OF THE CURB ON THE EAST SIDE OF RENGSTORFF AVENUE OPPOSITE OF WYANDOTTE STREET.
 17. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY 360 AERIAL SURVEYS. (DATED 9/29/17), AND BASED ON FIELD SURVEY PREPARED BY BKF ENGINEERS (DATED OCTOBER 2017).
 18. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0037H, DATED MAY 18, 2009.
 19. LOT SIZES: COMMON LOT A = 7,414 SF (INCLUDES PIEE, PGE & PSDE)
COMMON LOT B = 49,380 SF (INCLUDES PIEE, PGE & PSDE)
LOTS 1-55 = 76,216 SF
TOTAL = 133,010 SF
 20. EASEMENTS: EAVE = EMERGENCY VEHICLE ACCESS EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PSDE = PRIVATE STORM DRAIN EASEMENT
WME = PUBLIC WATER METER EASEMENT
PIEE = PRIVATE INGRESS EGRESS EASEMENT
PGE = PRIVATE GAS EASEMENT
PSDRE = PRIVATE STORM DRAIN RELEASE EASEMENT
PWE = PRIVATE WATER EASEMENT
RCAE = ROOF CROSS ACCESS EASEMENT
PSSE = PRIVATE SANITARY SEWER EASEMENT
 21. PRIVATE LOT UTILITIES: PSDE, PUE FOR BANKED GAS METERS, & PGE EASEMENTS FOR INDIVIDUAL LOTS FOR THE BENEFIT OF OTHER LOTS WILL BE PROVIDED ON THE FINAL MAP



2310 ROCK STREET IN MOUNTAIN VIEW, CA

BY DIVIDEND HOMES



VESTING TENTATIVE MAP
DATE 10-08-2018
JOB NO. 20176113-30

C7.0

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2018-067
2310 Rock Street

1. **MAP SUBMITTAL:** File a final map for approval and recordation in accordance with the City Code and the California Subdivision Map Act prior to the issuance of any building permit for the property within the subdivision. All existing and proposed easements are to be shown on the map. Submit two black-line copies of the map to the Public Works Department for review together with all items on the Map Checklist concurrent with the Off-Site Improvement Plans.
2. **MAP DOCUMENTS:** Submit a subdivision guarantee, County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments prior to the approval and recordation of the map.
3. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the final map. Submit a copy of the report with the final map.
 - a. As required by the State Seismic Hazards Mapping Act, a project site-specific geotechnical investigation shall be conducted by a registered soils/geologist identifying any seismic hazards and recommending mitigation measures to be taken by the project. The applicant, through its registered soils engineer/geologist, shall certify the project complies with the requirements of the State Seismic Hazards Mapping Act. Indicate the location (page number) within the geotechnical report of where this certification is located or provide a separate letter stating such.
4. **FINAL MAP APPROVAL:** The final map shall be signed and notarized by the owner and engineer/surveyor and submitted to the Public Works Department with an 8.5"x11" reduction of the map. In order to place the approval of the final map on the agenda for the City Council, all related materials and agreements must be completed, signed, and received by the Public Works Department 40 calendar days prior to the Council meeting. After City Council approval, the City will sign the map and provide a Xerox Mylar copy. The applicant's title company shall have the County Recorder's Office record the original and endorse the Xerox Mylar copy. The endorsed Xerox Mylar copy and PDF shall be returned to the Public Works Department within one week after recording the map.
5. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final map as applicable, the applicant shall pay the map plan check fee in accordance with Section 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works fee schedule shall be paid at the time of initial map plan check submittal.
6. **SUBDIVISION FEES:** Pay all subdivision fees due in accordance with the rates in effect at the time of payment prior to the approval of the final map.
7. **WATER AND SEWER CAPACITY CHARGES:** The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. Credit is given for the demand of the improvements that previously existed on the site. Fees need to be paid per the Public Works Fee Schedule prior to Public Works approving the final map.
8. **UTILITY EASEMENT AND APPROVALS:** Dedicate utility easements as required by the utility companies and as approved by the Public Works Director. All street and public service easement dedications are to be shown on the

final map. The subdivider shall submit two copies of the map to PG&E, AT&T (SBC), and Comcast for their review and determination of easement needs. The public service easement dedications must be approved by the utility companies prior to the approval of the final map.

9. **STORM DRAIN EASEMENT:** The subdivider shall provide a private irrevocable storm drain easement over the residential lots to address the common storm drainage system as required by the Public Works Director.
10. **SHARED PARKING AND ACCESS AGREEMENT:** Owners shall sign and be a party to an agreement (or amendment of an existing agreement), subject to the City's approval and recorded to run with the land, which provides for easements, covenants, and conditions relating to applicable parking, vehicle access, pedestrian access, utility use, and other uses between the subject properties. The agreement, together with all attachments, must be submitted to and approved by the Community Development Department and City Attorney's Office prior to the approval of the final map.
11. **CC&Rs:** Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association, together with a completed CC&R checklist, shall be submitted to and approved by the City Attorney's Office and the Community Development Department prior to approval and recordation of the map. The said covenants shall include and stipulate all of the standard provisions which are shown on the attached sheet. The checklist and proposed CC&Rs shall be annotated to show exactly where each of the standard provisions have been incorporated into the CC&R document.
12. **CC&Rs, PARKING PROHIBITION:** Parking shall be prohibited within the common driveways, excluding approved guest parking, as the parking would obstruct the use of the driveway. These parking prohibitions shall be stated within the Covenants, Conditions, and Restrictions (CC&Rs). Submit a copy of the CC&Rs with this provision highlighted to the Public Works Department for review and approval. The common driveway shall be signed and/or striped as "No Parking" or "No Parking – Fire Lane."
13. **CC&Rs, SPECIAL PAVEMENT MAINTENANCE:** The homeowners association shall be responsible for replacing any special pavers or textured/colored concrete that is removed by the City to repair, replace, or maintain any City underground utilities located within private streets, driveways, or easement areas. This requirement shall be stated in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for review and approval.
14. **CC&Rs, GARBAGE PICKUP:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating that the homeowners are responsible for bringing their garbage cans, totes, and recycling containers to the curb along the public street on garbage collection days. An exhibit indicating the location of the bins on pick-up day shall be included. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for review and approval.
15. **CC&Rs, PRIVATE UTILITY MAINTENANCE PLAN, AND SANITARY SEWER OVERFLOW PLAN:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision that the homeowners association prepare a private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include such elements as flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blow offs). The CC&Rs shall also include a provision that the homeowners association prepare a sanitary sewer overflow plan, which includes elements such as 24-hour contact information, response times, confinement, and methods to contain and remediate spills.
16. **PUBLIC AND COMMON IMPROVEMENTS:** Install or reconstruct standard public and private improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. The public improvements along Rock Street and Independence Avenue include, but are not limited to: new curb, gutter, sidewalk, driveways, and conforms along project frontages; new park strip landscaping and irrigation; new water,

sewer, and storm facilities, including mains, services/laterals, water meters, cleanouts, manholes, and any related appurtenances; electric and gas utility improvements; curb and roadway striping; and half-street grind and overlay along the project frontages on Rock Street and Independence Avenue.

- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and private improvements prior to the approval of the final map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
 - b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the final map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
17. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Improvement plans (10 sets), an initial plan check fee and map plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, 1 Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the final map. CAD files shall meet the City's Digital Data Submission Standards.
18. **COMMON IMPROVEMENT PLANS:** Prepare on-site common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The improvement plans (10 sets), Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, 10 black-line sets, 1 Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the final map. CAD files shall meet the City's Digital Data Submission Standards. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.

19. **INFRASTRUCTURE QUANTITIES:** Submit a completed construction cost estimate form indicating the quantities of the improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans and stamped and signed.
20. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric, telephone, and cable television services serving the subdivision are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services are to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision.
21. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined with and made part of the improvement plans. Dedicate public utility easements that are necessary for the common utility on the final map.
22. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
23. **RETAINING WALL:** Retaining walls shall have a maximum height of 18", unless an exception is granted by the Community Development and Public Works Departments. Retaining walls along the perimeter of the subdivision shall be maintained by the homeowners association. The maintenance of the retaining walls shall be included in the Covenants, Conditions, and Restrictions (CC&Rs). A private easement for the retaining walls shall be shown on the final map.
24. **SURFACE DRAINAGE RELEASE:** Provide a surface stormwater release for the lots, driveways, and private streets that prevents the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
25. **SURFACE DRAINAGE:** Each residential lot shall be designed to drain toward the streets, common driveways, or common areas. The drainage paths for the privately owned lots shall be designed such that the drainage paths do not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).
26. **SUBDIVISION AND DESIGN CRITERIA PROVISIONS:** It is the applicant's responsibility to comply with relevant provisions of Chapter 28 of the City Code and with the City's Design Criteria for Common Green Developments and Townhouse-Type Condominiums.
27. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Unit Development Permit, Application No. PL-2018-065. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the final map.
28. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire. Upon application of the subdivider, an extension of time, not to exceed an additional twelve (12) months, may be granted by the Subdivision Committee. Prior to the expiration of an approved, or conditionally approved, tentative map or preliminary parcel map, upon the application by the subdivider to extend that map, the map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.